018.0	0002	0007.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	793,700	/	793,700
USE VALUE:	793,700	/	793,700
ASSESSED:	793,700	/	793,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
165		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEVANNA DOROTHEA/ TRUSTEE
Owner 2:	LAKE STREET 2012 REALTY TRUST
Owner 3:	
Street 1:	165 LAKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEVANNA DOROTHEA -
Owner 2:	-
Street 1:	165 LAKE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1612 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5700.000	359,500	8,700	425,500	793,700
Total Card	0.131	359,500	8,700	425,500	793,700
Total Parcel	0.131	359,500	8,700	425,500	793,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 492.37 /Parcel: 492.37

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	12514
GIS Ref	
GIS Ref	
Insp Date	06/10/13

!1499!

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	359,500	8700	5,700.	425,500	793,700		Year end	12/23/2021
2021	101	FV	349,000	8700	5,700.	425,500	783,200		Year End Roll	12/10/2020
2020	101	FV	349,100	8700	5,700.	425,500	783,300	783,300	Year End Roll	12/18/2019
2019	101	FV	268,100	9100	5,700.	452,100	729,300	729,300	Year End Roll	1/3/2019
2018	101	FV	268,100	9100	5,700.	329,800	607,000	607,000	Year End Roll	12/20/2017
2017	101	FV	268,100	9100	5,700.	287,200	564,400	564,400	Year End Roll	1/3/2017
2016	101	FV	268,100	9100	5,700.	244,700	521,900	521,900	Year End	1/4/2016
2015	101	FV	261,900	9400	5,700.	239,400	510,700	510,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:04:49

LAST REV

Date	Time
02/18/21	15:33:13
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1499

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEVANNA DOROTHE	1440-104		8/20/2013	Convenience	100	No	No		
ROCHA SUSAN M	1158-126		7/11/1996		213,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/13/2021	45	Wood Dec	35,000	C				
2/12/2018	153	New Wind	6,500	C				
3/19/2013	389	Redo Kit	46,762					
5/7/2012	577	New Wind	5,937					
4/18/2001	211	Redo Bat	5,000	C				
10/25/1996	553	Manual	6,500					REROOF
6/25/1993	283		6,000					ABOVE GROUND POOL

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2013	Measured	JBS	JOHN S
1/29/2009	Meas/Inspect	294	PATRIOT
10/22/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	243	PATRIOT
8/23/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	12514
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5700		Sq. Ft.	Site		0	80.	0.93	1			Med. Tr	-10					425,519						425,500	

Total AC/HA:	0.13085	Total SF/SM:	5700	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	425,519	Spl Credit		Total:	425,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	2 - Gravty H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.30136466
Const Adj.:	0.98774129
Adj $ / SQ:	167.104
Other Features:	89316
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	441611
Depreciation:	82140
Depreciated Total:	359471

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2001
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

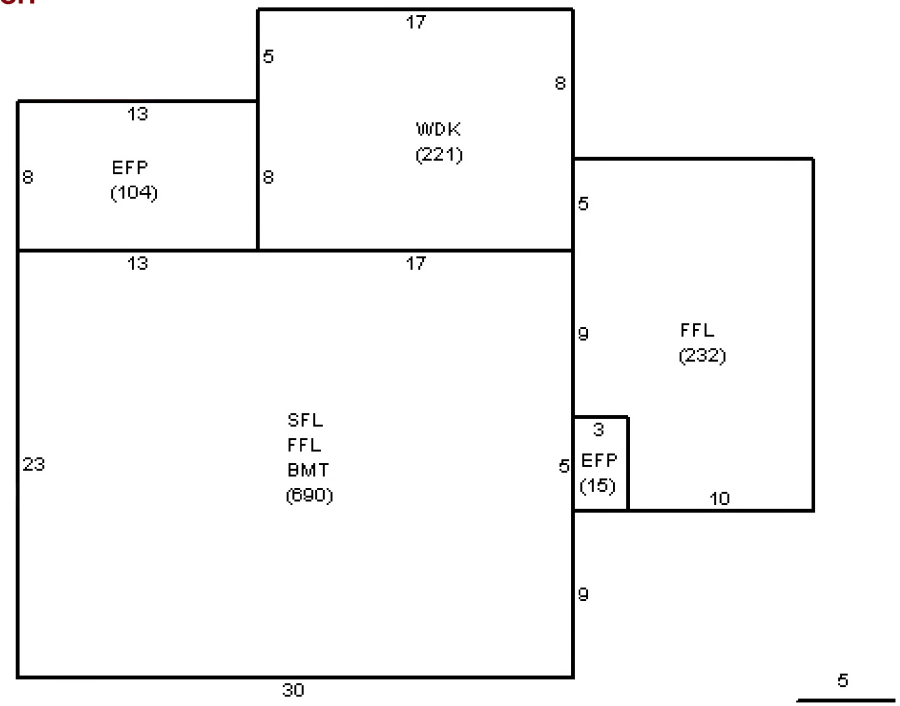
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	183.81
Special Features:	0	Val/Su Net:	136.07
Final Total:	359500	Val/Su SzAd	223.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	922	167.100	154,069
BMT	Basement	690	50.130	34,590
SFL	Second Floor	690	167.100	115,301
WDK	Deck	221	10.400	2,297
EFP	Enclos Porch	119	49.490	5,889

Net Sketched Area:	2,642	Total:	312,146

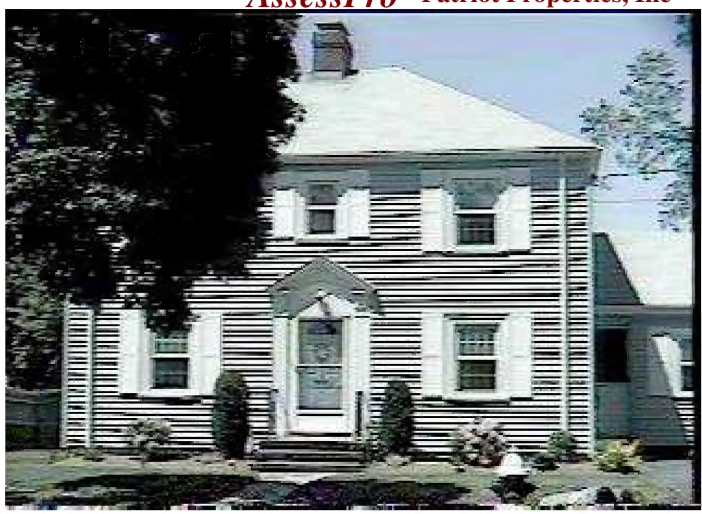
Size Ad	1612	Gross Area	2642	FinArea	1612

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	15X22	A	AV	1980	38.45	T	31.2	101			8,700			8,700

More:	N	Total Yard Items:	8,700	Total Special Featues:		Total:	8,700